Charlestowne Village Condominium
Board of Directors Meeting
October 11, 2022
Highlights

- The Board would like to thank everyone who attended the virtual Board meeting.

- Thank you to everyone who has put their grills away. As a reminder, nothing shall be placed upon or suspended from balcony railings. No gas or diesel fueled vehicle/equipment or bikes may be stored or parked on patios or balconies. **All grills were to be removed and stored in your bin in the storage room as of SEPTEMBER 10, 2022.** Please take the time to review the Rules and Regulations (attached) for items approved to be placed on balconies/patio.

- The Association Condominium fees are made up of all the costs associated with running the condo corporation. From water and sewer expenses, common electricity, insurance, payment to a management company, legal, landscaping and snow removal are just a few items that may be included in putting together a budget. And let's not forget, a portion of this fee is allocated towards the capital reserves to pay for major expenditures over the lifetime of the buildings. Attached is a copy of the current budget for your reference.

- Greenbelt CARES is dedicated to promoting responsible behavior and appropriate family management skills, utilizing existing community resources wherever possible and responding to the special needs of Greenbelt citizens. Greenbelt and County residents may call Greenbelt CARES at 301-345-6660 for available information or appropriate referrals related to child, family, adult and senior services within the community or click the link below:
https://www.greenbeltmd.gov/government/departments/greenbelt-cares/virtual-resources

- There were 9 trees that have been planted by the Tree people in the community. On October 31, 2022, they will be pruning throughout the community. Trees have been marked; however, if you see any that need to be pruned and are not marked notify management no later than October 20, 2022.

- Prior to doing any exterior alterations (door changes, windows, landscaping) present an architectural plan request to the Board of Directors to ensure project support. Any landscaping that is requested for the common areas once approved then belong to the association.

- Please dispose of trash properly. **Boxes are to be broken down into small pieces!!** Trash Days are Monday and Friday and recycling is Wednesday. We encourage you to take trash/recycling out the night before or before 7 a.m. the day of pick up.

- The association maintains a master casualty and liability insurance policy for the common areas. This policy insures your home, excluding all personal property, including furniture, clothes, food, glass, property improvements, upgrades, additional living expense and liability insurance. Each owner must carry their own personal insurance policy. The deductible on any loss to your unit is the individual unit owner's responsibility. In

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Addition, unit owners must obtain insurance coverage for the Association's master policy deductible up to $10,000. Those in ground floor units should consider purchasing sewer backup coverage. The agent for the Master insurance policy is HMS, 1-800-356-6563.

- If you need a Certificate of Insurance for your mortgage company, please contact HMS at 1-800-356-6563 or fax: 443-632-3497.

- The Board of Directors is sponsoring another "dumpster weekend" for the convenience of all residents. The dumpster will be located inside the dumpster area the weekend of December 3rd and December 4th and will be removed on Monday, December 5th. This will be a good time to clean your patio and balcony of any items that is not patio furniture related or flower pots.

    - Owners are reminded only items such as broken down cardboard boxes, small furniture, area rugs, and other small bulk items may be deposited in the dumpster.

    - No large appliances, no construction or building material, sofas or large pieces of furniture may be deposited. As in the past, these large bulk items are your responsibility to remove from the property. If a contractor is coming to replace shelving, carpeting, an appliance, furniture, etc. coordinate with the contractor for the removal of your old items.

    - IMPORTANT: Any items that are dumped in the dumpster area when a dumpster is not present will be subject to fines from the City of Greenbelt and the homeowner will be charged for the cost of removal of the items by the Association.

  If you witness someone dumping bulk trash inside the dumpster area at a time other than December 3rd and December 4th, please contact CVI in writing with the offender's address in order for the Association to bill the homeowner for charge to remove it and any fines that may be assessed by the City of Greenbelt.

- The association has a contract which covers roaches, ants, silverfish, rats, crickets and mice. Residents call Economy directly at 1-800-498-1166 to schedule service. Service is available on the 1st & 3rd Saturday of each month.

The next Board Meeting is scheduled for
Tuesday, November 8, 2022 at 7:00 pm